

**WILMINGTON BOARD OF ABATEMENT
WEDNESDAY, JUNE 10, 2026, AT 4:00PM
MINUTES OF MEETING**

The Wilmington Board of Abatement convened at 4:00pm on June 10, 2026, in the Town Hall and via the remote meeting service Zoom.

IN ATTENDANCE: A quorum was achieved with 7 members present.

Justices of the Peace – Nicki Steel, Bonnie Lorimer, Meg Streeter; Selectboard – John Lebron (via Zoom); Town Clerk – Therese Lounsbury; Finance Officer – Christine Richter; Assessor – Russ Beaudoin (via Zoom).

Also in attendance: Stephen & Kathleen Greene (via Zoom); Bliss Ball (via Zoom).

1. CALLED TO ORDER at 4:02pm.
2. Motion was made to approve the minutes of October 29, 2025, by Nicki Steel and seconded by Bonnie Lorimer. Motion carried.
3. Since Bliss Ball was not yet in appearance, Chair Meg Streeter opened the hearing for Stephen & Kathleen Greene, for 76 Landing Lane, and had the applicants take the oath. The Board was asked to disclose any conflicts of interest and/or ex parte communication, and none were revealed.
4. Applicants Stephen & Kathleen Greene identified that they were applying under the statutory abatement category of: *Taxes or charges upon real or personal property lost or destroyed during the tax year. 24 V.S.A. § 1535(a)(5)*. They shared that they had a house fire on May 15-16, 2026. They were home at the time, and everyone got out safe. Their insurance is saying it is a total loss, and they are anticipating 18-22 months to be rebuilt. There is still some concern whether they can save the foundation which could change the timeline. They shared some photos where it was clear that the roof was gone. When asked what tax year they were wanting to abate, they responded that they were unsure what to consider but thought perhaps it would be to reduce to tax on the land only. They have hopes of framing by winter and moving back in for Spring 2027. They are on a community well and septic system. The Finance Officer shared the Grand List information that the land was assessed at \$78,000 and the building at \$330,690. The board concluded by saying that they would receive a certified letter of the decision within 30 days. There was a motion by Nicki Steel to close the hearing, seconded by Bonnie Lorimer.
5. Chair Meg Streeter opened the hearing for Bliss Ball, for 40 Fairview Avenue, and had the applicant take the oath. The Board was asked to disclose any conflicts of interest and/or ex parte communication, and none were revealed.
6. Applicant Bliss Ball identified that she was applying under the statutory abatement category of: *Sewer, water, utility, or service charges caused by circumstances that were difficult to foresee or outside of the person's control. 24 V.S.A. § 1535(a)(10)*. She said she received a report of a leak outside her home from the town water department but couldn't find a leak. This was approximately March 23 or 24, and the water was shut off at the town connection. She went into the house but did not find any water on the floor or anything leaking. Water Department reported that it was an inside leak. Bliss contacted her plumber to check the house about 6 days after the Water Department notification but he did not find anything. The Water Department made an appointment to meet her at the house to turn the water back on and look for the leak. They found a crack in the pipe connection not far from the meter and saw that it was seeping out the foundation and not readily apparent. She stated that she received her large usage bill in mid-May. Last year she had a leak and some confusion about how to have the water turned off. She had a feeling last year to go and check the house and found that a pipe had broken in the kitchen and was subsequently repaired. The house was heated. The Board reviewed a couple photos provided by the Water Department. The board concluded by saying that Bliss will receive a certified letter of the decision within 30 days. There was a motion by Nicki Steel to close the hearing, seconded by Bonnie Lorimer.

- 7. The Board entered a deliberative session at 4:39pm, excusing all others.
- 9. A written decision will be issued within 30 days of the hearing.
- 10. MOTION TO ADJOURN was made by Nicki Steel, seconded by Meg Streeter.
Adjourned at 5:09pm.

To the best of my knowledge, information and belief, these minutes are a true and official record of all action taken at the Board of Abatement meeting held June 10, 2026.

ATTEST: _____
Therese M. Lounsbury, Wilmington Town Clerk

ATTEST: _____
Meg Streeter

ATTEST: _____
Bonnie Lorimer

ATTEST: _____
Nicki Steel

ATTEST: N/A _____
Andrew Kirkman

ATTEST: N/A _____
Matthew Moore

ATTEST: _____
John Lebron

ATTEST: N/A _____
Tony Tribuno

ATTEST: N/A _____
Charlie Foster

ATTEST: N/A _____
Tom Fitzgerald

ATTEST: N/A _____
Vince Rice

ATTEST: _____
Christine Richter

ATTEST: _____
Russ Beaudoin